



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 04, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

35 December 4, 2012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**RESOLUTION OF SUMMARY VACATION  
SLOPE EASEMENT ON IRWINDALE AVENUE  
NORTH OF QUEENSIDE DRIVE  
IN THE UNINCORPORATED COMMUNITY OF IRWINDALE  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

### **SUBJECT**

This action will allow the County of Los Angeles to vacate a slope easement on Irwindale Avenue north of Queenside Drive in the unincorporated community of Irwindale that is no longer needed for public use. The vacation has been requested by the underlying property owner to clear the property's title of the easement.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that this action is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement for slope purposes on Irwindale Avenue north of Queenside Drive in the unincorporated community of Irwindale has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation and that it may, therefore, be vacated pursuant to Section 8333(a) of the California Streets and Highways Code.
3. Find that the easement for slope purposes on Irwindale Avenue north of Queenside Drive in the unincorporated community of Irwindale is excess and not required for street or highway purposes and that it may, therefore, be vacated pursuant to Section 8334(a) of the California Streets and Highways Code.

4. Adopt the Resolution of Summary Vacation.

5. Upon approval, authorize the Director of Public Works to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles (County) to vacate the easement for slope purposes on Irwindale Avenue north of Queenside Drive (Easement) in the unincorporated community of Irwindale, since it no longer serves the purpose for which it was dedicated and is not required for public use.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The vacation of the Easement will result in added revenue through assessment and taxation and reduce the County's exposure to potential liability.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The applicant has paid a \$1,500 fee to defray the expense of the investigation. This amount has been deposited into the Road Fund. The fee was authorized by the Board in a resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the California Streets and Highways Code.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The area to be vacated contains approximately 7,308 square feet and is shown on the map that is attached to the enclosed Resolution of Summary Vacation.

The County's interest in the Easement was acquired in 1954 by dedication in Tract No. 18313, recorded in Book 500, pages 34, 35, and 36, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles as an easement for slope purposes.

Mr. Dan Dang, the underlying property owner, requested the vacation of the Easement to clear the property's title of the easement and allow for an additional buildable area.

The California Streets and Highways Code Section 8333(a) provides that the legislative body of a local agency may summarily vacate a public service easement if the easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.

The California Streets and Highways Code Section 8334(a) provides that the legislative body of a local agency may summarily vacate any excess right of way of a street or highway not required for street or highway purposes.

Adoption of the enclosed resolution and the subsequent recordation will terminate the County's rights and interest in the Easement and will result in the property being unencumbered by the Easement and available to the property owner for use without restriction of the Easement.

**ENVIRONMENTAL DOCUMENTATION**

This action is categorically exempt from the provisions of CEQA as specified in Sections 15305 and 15321 of the State CEQA Guidelines, which state that this class of projects consisting of minor alterations in land use, limitations, and actions to revoke entitlement for use, issued and adopted by the regulatory agency, have been determined not to have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will allow for additional property taxes through the vacation of the Easement.

**CONCLUSION**

Please return one adopted copy of this letter and one original and one copy of the resolution to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of the Board's minute order. Retain one original for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

**RESOLUTION OF SUMMARY VACATION  
OF A SLOPE EASEMENT ON IRWINDALE AVENUE  
NORTH OF QUEENSDALE DRIVE**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES  
HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The County of Los Angeles is the holder of a slope easement (hereinafter referred to as the Easement) in, over, and across the real property legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Easement on Irwindale Avenue north of Queenside Drive is located in the unincorporated community of Irwindale in the County of Los Angeles, State of California.
2. The Easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.
3. The Easement has been determined to be excess and not required for street and highway purposes.
4. The Easement is hereby vacated pursuant to Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8330.
5. The Director of Public Works, or her designee, is authorized to record the certified original resolution in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the Easement will be terminated.
6. From and after the date this resolution is recorded, the Easement will no longer constitute a street, highway, or public service easement.

The foregoing resolution was on the 4<sup>th</sup> day of December, 2012, adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

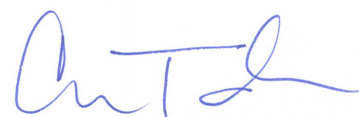
APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles



By   
Deputy

By   
Deputy

PH:mr

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## EXHIBIT A

Project Name: **SLOPE EASEMENT ON  
IRWINDALE AVENUE  
NORTH OF QUEENSIDE DRIVE 1-1VAC**  
A.I.N. 8417-024-001  
T.G. 598-F4  
I.M. 144-297  
R.D. 118  
S.D. 1  
M1088114

### LEGAL DESCRIPTION

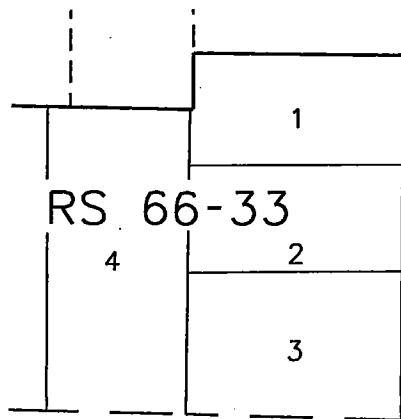
**PARCEL NO. 1-1VAC** (Vacation of slope easement):

All that certain portion of land within Lot 242, Tract No. 18313, as shown on map recorded in Book 500, pages 34, 35, and 36, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, shown and designated as "...54' slope easement to the County of Los Angeles" on said map.

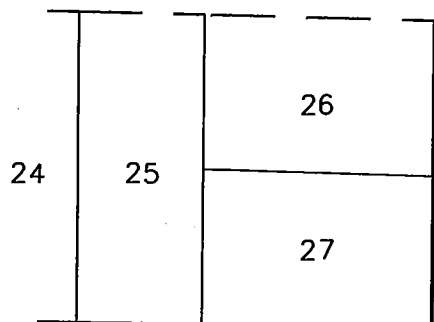
Containing: 7,308± square feet



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
	Los Angeles County Department of Public Works
Dated	OCT. 25, 2012



54 QUEENSIDE DR 54



100

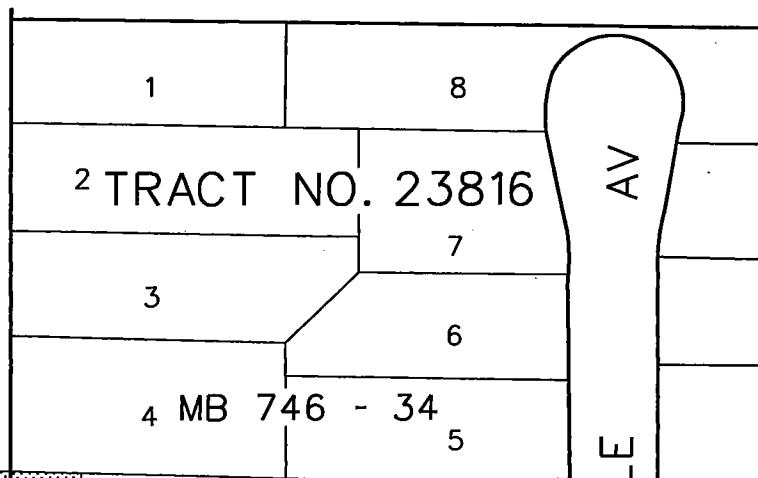
AV

1-1VAC

54

IRWINDALE

100



4 MB 746 - 34

TRACT NO. 18313

242

243

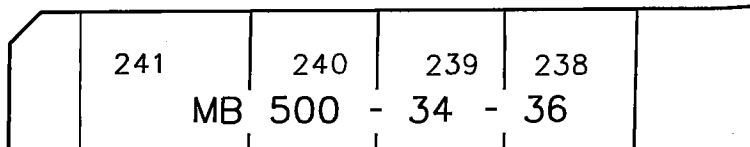
244

AV

SHADYDALE

60 QUEENSIDE

60 DR



MB 500 - 34 - 36

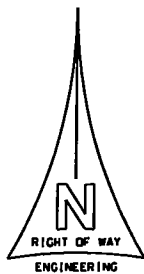
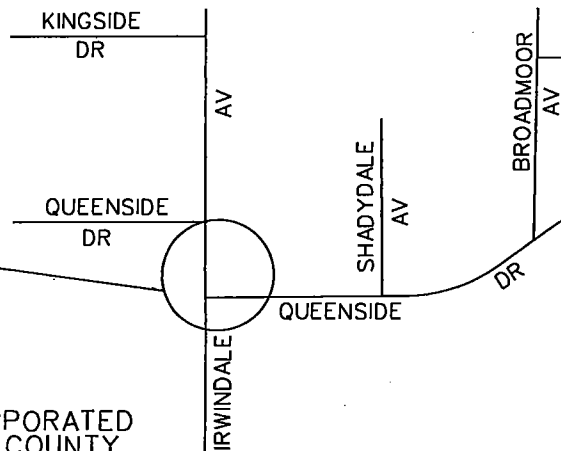


EXHIBIT B

SUBJECT  
LOCATION



### LEGEND



Proposed slope  
easement  
to be vacated

Total Area: 7,308± s.f.

ALL IN THE UNINCORPORATED  
TERRITORY OF THE COUNTY  
OF LOS ANGELES

REVISIONS

1.

MAP PREPARED BY: P. HERNANDEZ

DEPARTMENT OF PUBLIC WORKS

SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

SD.

RD.

A.I.N.

T.G.

1

118

8417-024-001

598-F4

SCALE  
NONE

DATE  
10-25-12

I.M.  
144-297

SLOPE EASEMENT  
ON IRWINDALE AVENUE  
N/O QUEENSIDE DRIVE

DRAWING NO.

M1088114